

Building Working Group Briefing

Thank you for serving on the Buildings Working Group of the Reimagining ACDC Task Force.

Role of the Buildings Working Group Leader

- Organizes the first Working Group meeting
- Leads the group to develop meeting schedule and work plan, and execute on core tasks
- Encourages participation and input of working group members
- Writes up comments and recommendations produced by the Working Group and shares them with the Full Task Force at key moments

Core tasks of the Buildings Working Group

- Reviews relevant studies and information related to the ACDC facility
- Provides initial review of the work of consultants, including preliminary feasibility analysis and conceptual design, building assessment, market analysis, and others, and shares comments and recommendations with the Task Force
- Provides guidance and input to the Program Work group and DJDS consultant team as the program is developed
- Engages local real estate and design industry professionals through a focus group as needed

Meetings

- The Buildings Working Group should expect to convene approximately 4 times between July and February

Key steps – to be discussed and vetted with the Working Group

1. Convene for 1st meeting (in July or August):
 - Receive a briefing from DJDS about their scope of work and expected timeline and deliverables
 - Develop meeting schedule and work plan
 - Raise questions and ideas
 - Discuss ideas to engage a small focus group of real estate industry and design professionals to assist the working group on an as-needed basis
2. Review Land use, code and zoning analysis; preliminary market opportunity analysis; and building assessment
3. Convene for 2nd meeting (in late August or early September):
 - Ask DJDS questions and understand what is next in the pipeline
 - Review Program recommendations if available
 - Prepare comments
4. Send comments to Task Force Co-Chairs (prior to September 10th Task Force meeting)
5. Review site/high-level masterplan, a report on community engagement learnings, and a preliminary business model
6. Convene for 3rd meeting (in November or December):
 - Ask DJDS questions and understand what is next in the pipeline
 - Prepare comments
 - Review Program recommendations if available
7. Send comments to Task Force Co-Chairs (prior to December 10th Task Force meeting)
8. Engage small focus group of real estate industry and design professionals if planned

9. Review design package including three design options and financial scenarios for the project and site (inc. 3D model of existing building and massing model of proposed options, inc. landscape design and masterplan, draft construction financing summary/options), a report describing the financial details of the business model, and an editable business model template including recommendations
10. Convene for Final meeting:
 - Ask DJDS questions
 - Prepare comments and questions
11. Send comments to Task Force Co-Chairs (prior to February 25th Task Force meeting)